ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ – ೪ಎ Part – IVA	ಬೆಂಗಳೂರು, ಶುಕ್ರವಾರ, ೨೧, ಆಗಸ್ಟ್, ೨೦೨೬ (ಶ್ರಾವಣ, ೩೦, ಶಕವರ್ಷ, ೧೯೪೮) BENGALURU, FRIDAY, 21, AUGUST, 2026 (SHRAVANA , 30, SHAKAVARSHA, 1948)	ನಂ. ೭೫೭ No. 757

GOVERNMENT OF KARNATAKA

No. UDD 186 GEL 2026 (P-8)(E)

Karnataka Government Secretariat
VikasaSoudha,
Dr. B.R.AmbedkarVeedhi
Bengaluru, Dated:20.08.2026

NOTIFICATION - 1

In exercise of powers conferred under **Section 13-E** of Karnataka Town and Country Planning Act, 1961, Government of Karnataka proposes to make amendments to the Zonal Regulations of Master Plans of the all the Local Planning Areas approved by the Government excluding Bengaluru Development Authority and Greater Bengaluru Authority. It is hereby published for information of all persons likely to be affected thereby and notice is hereby given that the said draft will be taken into consideration after 30 days from the date of its publication in the official Gazette.

Any objections or suggestions that may be received from the public with respect to the said draft within the period specified above will be considered.

The objections or suggestions may be addressed to the Secretary to Government, Urban Development Department, 4th Floor, VikasaSoudha, Dr. AmbedkarVeedhi, and Bengaluru 560001.

DRAFT REGULATIONS

1. **Title and Commencement.**- (1) These Regulations may be called the Karnataka Zonal Regulations (Approval of single plot for plot/site/land having "B" Khata) (Amendment) Regulations, 2026.

They shall come into force from the date of their publication in the official Gazette.

2. **Applicability:** Irrespective of whatever regulations have been specified in the Zonal Regulations of all the Master plan, the following regulations shall apply exclusively for the plots/sites/land with or without existing building for which "B" Khata has been issued by either the Urban or the Rural Local Authorities as per the provisions of the concerned Acts.

3. **Single plot approval regulations for a plot upto 1000 Sq. mtr. already carved out of a plot or land on or before the date of commencement of these regulations.**

   1. Single Plot approval under these regulations shall be considered for the following, namely.-

      a) A plot, whether vacant or with an existing building, that has been assigned a valid and unique identification number in the relevant property or land records system on or before the date of commencement of these regulations.

      b) A plot or parcel of land, with or without an existing building, that has been carved out or subdivided from a larger plot or land parcel, including converted land divided into smaller parcels, and in respect of which a transaction has been effected through a registered deed on or before the date of commencement of these regulations.

   2. Single plot approval under these regulations shall provide for the following, namely.-

      (i) In case the land or plot has not been converted under Karnataka Land Revenue Act 1964, then the fee prescribed under section 95(7) of KLR Act shall be paid to the Authority.

      (ii) There shall be a public road to the plot.

      (iii) Land use of the plot shall be in conformity to the approved Master Plan.

      (iv) Areas reserved as buffer for nala or water body or high tension line in the approved Master Plan shall be maintained for the said purpose only.

(v) Areas reserved for road as per the Master Plan shall be relinquished free of cost to the Authority at the time of approval of single plot.

(vi) The owner shall be liable to pay charges at the rate as specified below in addition to the fees / cess and surcharges payable under section 18 & 18-A of the KTCP Act, 1961 –

"At rate of one percent (1%) of the Guidance Value declared under section 45B of the Karnataka Stamp Act 1957, for converted un-developed land at the same spot where Single Plot is located and put to the same use as the proposed use of the Single Plot.

Provided that no charges shall be payable in case of Single Plot with area or extent upto 55 Sq.m"

(vii) If the site, plot, or land falls wholly or partially within 'A' Kharab land, the applicant shall mandatorily obtain and submit a Grant Order/No Objection Certificate (NOC) from the Revenue Authority.

(viii) In case the single plot approved under this chapter is required to be further sub-divided, approval of the Authority shall be obtained under the prevailing regulations for sub-division of plots.

(ix) The charges collected under sub-regulation (vi) of these regulations shall be maintained in a separate escrow account and shall be utilized as notified by Government.

3. Single plot approval shall not be considered for the following cases namely,-

(i) A subdivided parcel of land or plot that has not been assigned a valid identity number in the relevant property or land records system shall not be eligible for consideration under the single plot approval process.

(ii) These regulations shall not apply to plots forming part of a layout or Single Plot Layout that has already been approved by the Planning Authority.

(iii) The proposed land use is not in conformity with the land use designated in the Master Plan for granting approval of a single plot.

(iv) Portion of the land/plot falling within the road alignment, railway margin, buffer area of HT Lines, nalas, tanks/lakes and other environmentally sensitive areas except subject to such conditions, restrictions and use limitations as prescribed for such a situation.

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(v) Sites in the vicinity of heritage monuments/areas, land fill sites and such similar activities which impose restriction on surrounding developments, as prescribed by competent authorities.

(vi) Properties involved in title disputes, court cases, encroachments on Government land, tank area, rajakaluve, forest land, gomala land or any land prohibited under law.

By Order and in the name of the
Governor of Karnataka

(MAHANTAPPA S. TURAKANUR)
Under Secretary to Government
Urban Development Department
(MA-2 & BOARD)

ಮುದ್ರಕರು ಹಾಗೂ ಪ್ರಕಾಶಕರು:– ಸಂಕಲನಾಧಿಕಾರಿಗಳು, ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ, ಸರ್ಕಾರಿ ಕೇಂದ್ರ ಮುದ್ರಣಾಲಯ, ಬೆಂಗಳೂರು

P S BASAVARAJU